

085.0

0003

0001.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

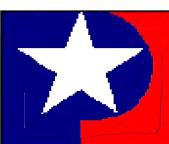
830,700 / 830,700

USE VALUE:

830,700 / 830,700

ASSESSED:

830,700 / 830,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City       |
|----|--------|-----------------------------|
| 72 |        | WESTMORELAND AVE, ARLINGTON |

## OWNERSHIP

Unit #:

|                            |  |
|----------------------------|--|
| Owner 1: CHANEY RONALD D   |  |
| Owner 2: GREENBERG JULIE E |  |
| Owner 3:                   |  |

Street 1: 72 WESTMORELAND AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1988, having primarily Vinyl Exterior and 2320 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 6000        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 1.00 | 6     |             |           |        |   |        |   |        |   | 420,000         |           |   |           |        |      | 420,000   |       |

## IN PROCESS APPRAISAL SUMMARY

| Use Code |  |  |  |  |  |  |  | Land Size |  | Building Value |  | Yard Items |  | Land Value |  | Total Value |  | Legal Description |  |  |  | User Acct |  |
|----------|--|--|--|--|--|--|--|-----------|--|----------------|--|------------|--|------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 101      |  |  |  |  |  |  |  | 6000.000  |  | 410,700        |  |            |  | 420,000    |  | 830,700     |  |                   |  |  |  | 154291    |  |
|          |  |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  | GIS Ref           |  |  |  |           |  |
|          |  |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  | GIS Ref           |  |  |  |           |  |
|          |  |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  | Insp Date         |  |  |  |           |  |
|          |  |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  | 11/01/18          |  |  |  |           |  |

## USER DEFINED

|                |          |
|----------------|----------|
| Prior Id # 1:  | 154291   |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| Date           | Time     |
| 12/30/21       | 04:42:29 |
| PRINT          |          |
| LAST REV       |          |
| Date           | Time     |
| 07/18/19       | 11:53:51 |
| ASR Map:       |          |
| Fact Dist:     |          |
| Reval Dist:    |          |
| Year:          |          |
| LandReason:    |          |
| BldReason:     |          |
| CivilDistrict: |          |
| Ratio:         |          |

## PREVIOUS ASSESSMENT

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             | Parcel ID     |               | 085.0-0003-0001.B |  |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-------------------|--|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date              |  |
| 2022                | 101 | FV  | 410,700    | 0         | 6,000.    | 420,000    | 830,700     |               | Year end      | 12/23/2021        |  |
| 2021                | 101 | FV  | 399,500    | 0         | 6,000.    | 420,000    | 819,500     |               | Year End Roll | 12/10/2020        |  |
| 2020                | 101 | FV  | 399,500    | 0         | 6,000.    | 420,000    | 819,500     | 819,500       | Year End Roll | 12/18/2019        |  |
| 2019                | 101 | FV  | 307,000    | 0         | 6,000.    | 414,000    | 721,000     | 721,000       | Year End Roll | 1/3/2019          |  |
| 2018                | 101 | FV  | 307,000    | 0         | 6,000.    | 318,000    | 625,000     | 625,000       | Year End Roll | 12/20/2017        |  |
| 2017                | 101 | FV  | 307,000    | 0         | 6,000.    | 300,000    | 607,000     | 607,000       | Year End Roll | 1/3/2017          |  |
| 2016                | 101 | FV  | 307,000    | 0         | 6,000.    | 276,000    | 583,000     | 583,000       | Year End      | 1/4/2016          |  |
| 2015                | 101 | FV  | 300,600    | 0         | 6,000.    | 258,000    | 558,600     | 558,600       | Year End Roll | 12/11/2014        |  |

## SALES INFORMATION

| Grantor         |  | Legal Ref |  | Type | Date      | Sale Code |  | Sale Price |  | V  | Tst | Verif | Notes |  |
|-----------------|--|-----------|--|------|-----------|-----------|--|------------|--|----|-----|-------|-------|--|
| O'BRIEN WILLIAM |  | 27427-513 |  |      | 6/27/1997 |           |  | 266,500    |  | No | No  | Y     |       |  |

## BUILDING PERMITS

| Date      | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment       |
|-----------|--------|----------|--------|-----|------------|----------|------------|---------------|
| 1/28/2011 | 58     | Redo Bas | 19,845 |     |            |          |            | &ADD 3/4 BATH |

## ACTIVITY INFORMATION

| Date      | Result       | By  | Name    |
|-----------|--------------|-----|---------|
| 11/1/2018 | MEAS&NOTICE  | HS  | Hanne S |
| 12/5/2008 | Meas/Inspect | 163 | PATRIOT |
| 2/28/2000 | Inspected    | 276 | PATRIOT |
| 1/14/2000 | Mailer Sent  |     |         |
| 1/14/2000 | Measured     | 276 | PATRIOT |
| 8/2/1993  |              | KT  |         |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

